

**CITY OF ROCHESTER  
30 CHURCH STREET**

**ZONING BOARD OF APPEALS  
MEETING WITH STAFF: 8:45 AM - 9:30 AM  
CONFERENCE ROOM 223B**

**Cases 1-8 Public Hearing Begins: 9:30 AM**

**CITY COUNCIL CHAMBERS 302A**

**\*\*REVISED\*\* July 23, 2015**

**I. Meeting with Staff**

**II. Public Hearings:**

**Case:** 1  
File Number: V-001-15-16  
Case Type: Area Variance  
Address: 676 Hudson Avenue  
Zoning District: R-1 Low Density Residential  
Applicant: Robert Rios  
Purpose: To install a 4' high fence in the front yard of a place of worship, a portion of which will be chainlink.  
Code Section: 120-167  
SEQR: Type II  
Enforcement: No

**Case:** 2  
File Number: V-002-15-16  
Case Type: Area Variance  
Address: 170 Lehigh Avenue  
Zoning District: R-1 Low Density Residential  
Applicant: Johan Jaspers  
Purpose: To legalize an enclosed porch not meeting the front yard setback requirements and City-Wide Design Guidelines.  
Code Section: 120-11C; 120-160B  
SEQR: Type II  
Enforcement: Yes

**Case:** **3**  
File Number: V-003-15-16  
Case Type: Area Variance  
Address: 20 Alliance Avenue  
Zoning District: R-1 Low Density Residential District  
Applicant: Bryan Coon  
Purpose: To legalize the expansion of the 2<sup>nd</sup> floor apartment into the 3<sup>rd</sup> floor, thereby expanding a nonconforming use, and to legalize the lot coverage limitation.  
  
Code Section: 120-199, 120-11  
SEQR: Type II  
Enforcement: Yes

**Case:** **4**  
File Number: V-004-15-16  
Case Type: Area Variance  
Address: 598 Cedarwood Terrace  
Zoning District: R-1 Low-Density Residential District  
Applicant: Scott Brant, JJ Construction  
Purpose: To construct a new 24' x 31' detached garage that is not subordinate to the principal structure and exceeds lot coverage limitations.  
  
Code Section: 120-208; 120-11B(1)(e)  
SEQR: Type II  
Enforcement: Yes

**Case:** **5**  
File Number: V-005-15-16  
Case Type: Area Variances  
Address: 165 Croydon Road  
Zoning District: R-1 Low Density Residential District  
Applicant: Michael Brown, SWBR Architects  
Purpose: To construct an addition connecting a detached garage to the principal structure, thereby making it part of the principal structure which does not meet rear yard setback requirements.  
  
Code Section: 120-11C  
SEQR: Unlisted  
Lead Agency: Director of Planning & Zoning  
Enforcement: No

**Case: 6**  
File Number: V-006-15-16  
Case Type: Area Variance  
Address: 205-217 Lyell Avenue  
Zoning District: C-2 Community Center District  
Applicant: Bill Burdwood, Rochester-Lyell FDS 713588, LLC  
Purpose: To construct a retail store (Family Dollar) that exceeds the maximum 6,000 square foot permitted for a principal structure.  
  
Code Section: 120-45B  
SEQR: Unlisted  
Lead Agency: Director of Planning and Zoning  
Enforcement: No

**Case: 7**  
File Number: V-007-15-16  
Case Type: Area Variance  
Address: 715, 731 and 737 West Main Street  
Zoning District: C-2 Community Center District  
Applicant: Bill Burdwood, Rochester-Lyell FDS 712852, LLC  
Purpose: To construct a retail store (Family Dollar) that exceeds the maximum 6,000 square foot permitted for a principal structure and does not meet the rear yard setback requirement.  
  
Code Section: 120-45B; 120-44C  
SEQR: Unlisted  
Lead Agency: Director of Planning and Zoning  
Enforcement: No

**Case: 8**  
File Number: V-008-15-16  
Case Type: Area Variance  
Address: 235, 237, 239, 245 North Winton Road and 650, 658 Blossom Road  
Zoning District: C-1 Neighborhood Commercial District  
Applicant: Steve Cleason, Aldi Food  
Purpose: To construct a grocery store (Aldi Food) not meeting certain setback, bulk and sign requirements and not meeting certain City-Wide Design Guidelines.  
  
Code Section: 120-36C; 120-37B; 120-177  
SEQR: Unlisted  
Lead Agency: Director of Planning and Zoning  
Enforcement: No